171.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,000 / 823,000
					USE VALUE:	823,000 / 823,000
					ASSESSED:	823,000 / 823,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROSNAN DANIEL A/TRUSTEE
Owner 2:	BROSNAN 2012 IRREVOCABLE TRUST
Owner 3:	
Street 1:	18 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BROSNAN DANIEL F JR & MARY -
Owner 2:	-
Street 1:	18 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .258 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Wood Shingle Exterior and 1911 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11250.000	289,100	3,700	530,200	823,000
Total Card	0.258	289,100	3,700	530,200	823,000
Total Parcel	0.258	289,100	3,700	530,200	823,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.78 /Parcel: 430.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113451

GIS Ref

GIS Ref

Insp Date 06/14/18

!13258!

PREVIOUS ASSESSMENT

Parcel ID 171.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	289,100	3700	11,250.	530,200	823,000		Year end	12/23/2021
2021	101	FV	279,800	3700	11,250.	530,200	813,700		Year End Roll	12/10/2020
2020	101	FV	279,700	3700	11,250.	530,300	813,700	813,700	Year End Roll	12/18/2019
2019	101	FV	222,100	3700	11,250.	530,300	756,100	756,100	Year End Roll	1/3/2019
2018	101	FV	229,800	3700	11,250.	469,700	703,200	703,200	Year End Roll	12/20/2017
2017	101	FV	229,800	3700	11,250.	393,900	627,400	627,400	Year End Roll	1/3/2017
2016	101	FV	229,800	3700	11,250.	393,900	627,400	627,400	Year End	1/4/2016
2015	101	FV	216,400	3700	11,250.	340,900	561,000	561,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:34:50

LAST REV

Date	Time
07/05/18	13:50:14
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13258

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROSNAN DANIEL	60870-55		12/31/2012	Convenience	10	No	No		
	13019-285		7/19/1976		43,000	No	No		N

USER DEFINED

Prior Id # 1:	113451
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2013	841	Redo Kit	7,840					

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	TTL REFUSAL	BS	Barbara S
4/15/2014	Measured	PC	PHIL C
7/12/2013	Info Fm Prmt	EMK	Ellen K
11/8/2008	Measured	294	PATRIOT
12/23/1999	Mailer Sent		
12/20/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250		Sq. Ft.	Site		0	70.	0.67	8									530,247						530,200	

Total AC/HA:	0.25826	Total SF/SM:	11250	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 530,247	Spl Credit	Total: 530,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25975609
Const Adj.:	1.01989794
Adj $ / SQ:	167.027
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419044
Depreciation:	129903
Depreciated Total:	289140

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

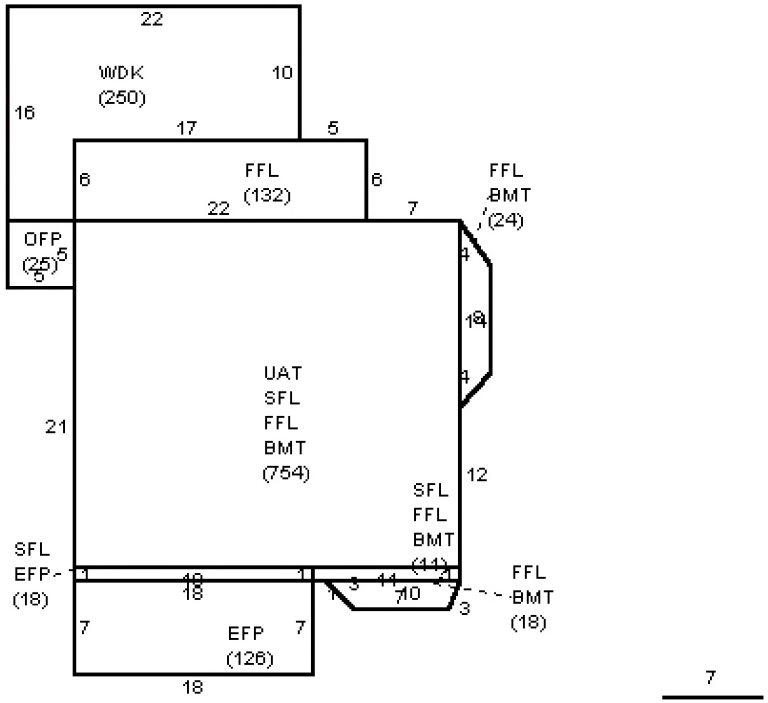
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.03
Special Features:	0	Val/Su Net:	92.16
Final Total:	289100	Val/Su SzAd	167.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	939	167.030	156,838
BMT	Basement	807	50.110	40,437
SFL	Second Floor	783	167.030	130,782
WDK	Deck	250	10.200	2,550
UAT	Upper Attic	189	116.920	22,039
EFP	Enclos Porch	144	47.050	6,775
OFP	Open Porch	25	44.880	1,122
	Net Sketched Area:	3,137	Total:	360,543
Size Ad	1722	Gross Area	3702	FinArea 1911

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1930	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

IMAGE

AssessPro Patriot Properties, Inc